

APPLICATION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Phyllis D. Pomeroy
Marvin D. Pomeroy, and A. Legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from an... to an... and (2) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from an... to an... for the following reason:

- (1) there was a mistake in the original zoning;
- (2) in the alternative, that the character of the neighborhood had changed to such an extent that reclassification ought properly to be made.

See Attached Description

and Chapter 2 of the Zoning Law of Baltimore County, and the Zoning Regulations of Baltimore County, to amend the zoning status of the herein described property, the

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law for Baltimore County.

Address: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Contract purchase: Marvin D. Pomeroy
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Contract purchase: Marvin D. Pomeroy

Witnessed and Given By: Marvin D. Pomeroy, President of the Petitioner's Attorney
Address: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Witnessed and Given By: Marvin D. Pomeroy, President of the Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of February, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of April, 1964, at 1:00 o'clock p.m.

Attest: My hand and the seal of Baltimore County, Maryland, this 27th day of February, 1964.
Zoning Commissioner of Baltimore County

39th Floor, 10 Light Street, Baltimore, Maryland 21202
Marvin D. Pomeroy, President of the Petitioner's Attorney
Address: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Contract purchase: Marvin D. Pomeroy

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward Hardesty, Acting Zoning Commissioner
FROM: Mr. George E. Garveris, Director
SUBJECT: 39th Floor, 10 Light Street, Baltimore, Maryland 21202. Southeast side of Langrehr Road 1/2 mile Southwest of Liberty Road. Being property of Marvin and Phyllis Pomeroy, 2nd District

This memo is to confirm our recent discussion regarding the subject property. As noted, I have inspected it in the field and have confirmed the previous conclusion of the planning staff that the zoning may be correct and that commercial zoning should not be extended along Langrehr Road.

George E. Garveris, Director
Office of Planning and Zoning

GGH:baw



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Garveris, Acting Director
SUBJECT: 39th Floor, 10 Light Street, Baltimore, Maryland 21202. Southeast side of Langrehr Road 1/2 mile Southwest of Liberty Road. Being property of Marvin and Phyllis Pomeroy, 2nd District

REMARKS: Monday, April 13, 1964 (1:00 P.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-4 to R-2 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The area adjacent on two sides of the subject property is now being developed or has been developed for apartment purposes. The Western Area Planning Map did not show or affirm commercial zoning along Liberty Road which comes in the proximity to the subject property. However, the Planning staff is unalterably opposed to any further extension of commercial zoning along Langrehr Road. The environment of the subject property is a residential one - is an apartment one. Creation of commercial zoning here would be a gross departure from the zoning map, would establish an undesirable land usage and would constitute spot zoning.

GGH:baw

Lawyer: John C. Childs, Jr.
George W. Bulfinch, Jr.
Robert W. Cullen
Leonard M. Glass
Thomas F. Hennessey
Paul L. Lee
Paul S. Sweeney

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21218
Highway 7-5200

DESCRIPTION

SEVERINSEN PROPERTY, EAST SIDE OF LANGREHR ROAD
SOUTHWEST OF LIBERTY ROAD, SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-A"
Proposed Zoning: "B-L"

Beginning for the same at a point on the southeast side of Langrehr Road, 50 feet wide, as shown on the "Plan to Accompany Right of Way Agreement", Plat HRW 63-083-1, prepared by the Baltimore County Department of Public Works, said point of beginning being at the distance of 247 feet, more or less as measured southwesterly along said southeast side of Langrehr Road from the intersection thereof with the southwest side of Liberty Road, 66 feet wide, said point of beginning being also on the third line of the deed from Joseph A. Matera and wife to Barbara Jean Severinsen dated August 22, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4040, Folio 539 running thence binding on a part of said third line N. 65° 14' 30" W., 7.42 feet to a point in said Langrehr Road, thence binding on the fourth line of said deed S. 27° 01' 30" W., 82.5 feet to said southeast side of Langrehr Road and to the beginning point of said deed, thence binding on the first and second lines of said deed and on a part of the aforesaid third line thereof the three following courses and distances,

Water Supply
Sewage
Highway
Sewer
Development
Investigation
Recreation
Blight
4/6/64

GAV:abr J. O. #63256
11/19/63



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 21st Date of Posting: 3-28-64
Posted for: Reclassification from R-4 to R-2
Petitioner: Marvin D. Pomeroy
Location of property: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Location of map: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Remarks: 39th Floor, 10 Light Street, Baltimore, Maryland 21202
Posted by: J. D. Rose Date of return: April 2, 1964

2 Signs

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 1, MARYLAND

Marvin and Green
39th Floor, 10 Light Street
Baltimore, Maryland 21202

Subject:

Subject: Petition for Reclassification from R-4 to R-2 for Marvin Pomeroy, located on the 39th Floor, 10 Light Street, Baltimore, Maryland 21202, 1/2 mile SW of Liberty Rd.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING AND ZONING: No comment
TRAFFIC DEPARTMENT: No comment
BUREAU OF ENGINEERING: Utilities are available
HEALTH DEPARTMENT: No comment
STATE BOARD COMMISSION: No comment
RECREATION COMMISSION: No comment
FIRE DEPARTMENT: No comment
INDUSTRIAL DEVELOPMENT: No comment
BUILDING DEPARTMENT: No comment
BOARD OF EDUCATION: No comment

Yours very truly,

James E. Rose

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE TOWSON 4, MARYLAND

INVOICE
No. 21628
DATE 4/16/64
BALANCE DUE \$100.00
PAID \$0.00
TOTAL \$100.00

TELEPHONE
883-9000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23323

DATE 4/29/64

TO: Messrs. Weisberg & Green
30 Light St.
Baltimore, Md. 21201

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY			COST
	Advertising and parking of property for Marvin Posner		6.50
	4-1364 2303 • 23323 • TTP-		6.50
	4-1364 2303 • 23323 • TTP-		6.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR RECLASSIFICATION
AND DISTRICT

ZONING: From R-A to R.L. Zone
LOCATION: Southeast side of Langrehr Road 111 feet southwest of Liberty Road
DATE & TIME: Monday, April 13, 1964 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the southeast side of Langrehr Road, 50 feet wide, as shown on the "Plan to Accompany Right of Way Agreement", Plat HR W 42482-1, prepared by the Baltimore County Department of Public Works, said point of beginning being at the distance of 147 feet, more or less, as measured southwesterly along said southeast side of Langrehr Road from the intersection thereof with the southwest side of Liberty Road, 48 feet wide, said point of beginning being also on the third line of the deed from Joseph A. Maters and wife to Barbara Jean Severinsen dated August 22, 1962 and recorded among the Land Records of Baltimore County in Liber W.B.R. No. 4649, Folio 519, running thence binding on a part of said third line N. 65° 14' 30" W., 7.42 feet to a point in said Langrehr Road, thence binding on the fourth line of said deed S. 27° 01' 30" W., 82.5 feet to said southeast side of Langrehr Road and to the beginning point of said deed, thence binding on the first and second lines of said deed and on a part of the aforesaid third line thereof the three following courses and distances, (1) S. 65° 14' 30" E., 160.70 feet, (2) N. 29° 50' E., 82.78 feet and (3) N. 65° 14' 30" W., 157.48 feet to the place of beginning.

Being the property of Marvin D. Posner and Phyllis D. Posner, as shown on plat plan filed with the Zoning Department.
By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.
Mar. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive weeks~~ at ~~11 times~~ successive weeks before the 13th day of April, 1964, the first publication appearing on the 27th day of March, 1964.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridderstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 30, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 30th day of March, 1964, that is to say the same was inserted in the issues of March 27, 1964.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan

Editor and Manager, R.M.

PETITION FOR RECLASSIFICATION
AND DISTRICT

ZONING: From R-A to R.L. Zone.

LOCATION: Southeast side of Langrehr Road 947 feet southwest of Liberty Road.

DATE AND TIME: MONDAY, APRIL 13, 1964 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Concerning all that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the southeast side of Langrehr Road, 50 feet wide, as shown on the "Plan to Accompany Right of Way Agreement", Plat HRW 63-083-1, prepared by the Baltimore County Department of Public Works, said point of beginning being at the distance of 247 feet, more or less as measured southwesterly along said southeast side of Langrehr Road from the intersection thereof with the south-west side of Liberty Road, 66 feet wide, said point of beginning being also on the third line of the deed from Joseph A. Maters and wife to Barbara Jean Severinsen dated August 22, 1962 and recorded among the Land Records of Baltimore County in Liber W.B.R. No. 4040, Folio 539 running thence binding on a part of said third line N. 65 degrees 14' 30" W., 7.42 feet to a point in said Langrehr Road, thence binding on the fourth line of said deed S. 27 degrees 01' 30" W., 82.5 feet to said southeast side of Langrehr Road and to the beginning point of said deed, thence binding on the first and second lines of said deed and on a part of the aforesaid third line thereof the three following courses and distances, (1) S. 65 degrees 14' 30" E., 160.70 feet, (2) N. 29 degrees 50' E., 82.78 feet and (3) N. 65 degrees 14' 30" W., 157.48 feet to the place of beginning.

Being the property of Marvin D. Posner and Phyllis D. Posner, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Mar. 27.

